

THE  
B A I L E Y  
EST.LONDON

## EXECUTIVE SUMMARY



115,000 sq ft of elegant Grade A contemporary workplace over 8 floors

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Efficient floor plates provide inspiring views across London and four new terraces

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Excellent amenities & public realm

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Excellent transport connections and the arrival of the Elizabeth Line (Crossrail) in 2020

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Elegant union of history and future, now fully reimagined by Orms, completing in Q1 2021

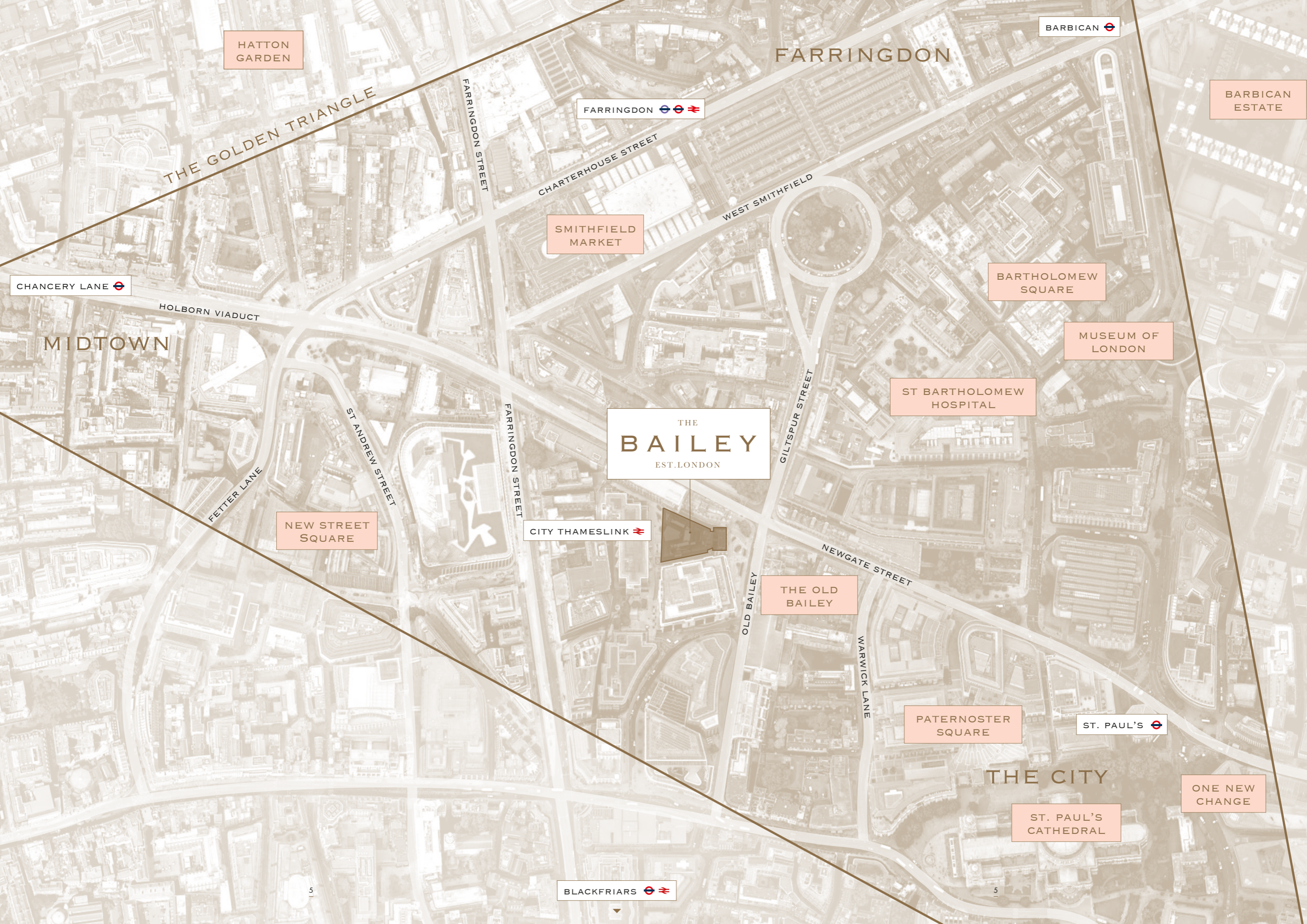
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THE BAILEY

EXPLORE  
THE LOCATION





HATTON GARDEN

BARBICAN

FARRINGTON

BARBICAN ESTATE

FARRINGTON

THE GOLDEN TRIANGLE

CHARTERHOUSE STREET

SMITHFIELD MARKET

WEST SMITHFIELD

BARTHOLOMEW SQUARE

MUSEUM OF LONDON

CHANCERY LANE

HOLBORN VIADUCT

MIDTOWN

ST BARTHOLOMEW HOSPITAL

THE  
BAILEY  
EST. LONDON

NEW STREET SQUARE

CITY THAMESLINK

GILTSPUR STREET

THE OLD BAILEY

NEWGATE STREET

PATERNOSTER SQUARE

ST. PAUL'S

THE CITY

ONE NEW CHANGE

ST. PAUL'S CATHEDRAL

BLACKFRIARS

5

5

NEIGHBOURS

THE GOLDEN TRIANGLE

FARRINGTON

BARBICAN

FARRINGTON

AKQA

MinuteMedia

itv  
wework

secret  
Escapes

ANGLO  
AMERICAN  
DE BEERS

e-on

DLA PIPER

CHANCERY LANE

irwinmitchell  
Capgemini

1762

BREWIN DOLPHIN

F T I  
CONSULTING

MIDTOWN

Sainsbury's

octopus investments

amazon

TRAVERS SMITH

etc.venues

SULLIVAN & CROMWELL LLP

Hogan  
Lovells

THE  
BAILEY  
EST. LONDON

JUST  
EAT

Goldman  
Sachs

Bank of America  
Merrill Lynch

UCL

Bird & Bird

Deloitte.  
Digital

CITY THAMESLINK

DENTONS



BTC

MACFARLANES

SAATCHI & SAATCHI

Deloitte.

Kroll

BARINGS

AXA

Taylor Wessing

CRS  
Charles Russell  
Speechlys

MIZUHO

CO  
OP

London  
STOCK EXCHANGE

HERMES  
INVESTMENT MANAGEMENT

RK

FRAMESTORE

Santander

HITACHI  
Inspire the Next

ICG  
LONGBOW

ST. PAUL'S

DBS

Baker  
McKenzie.

GENESIS

THE CITY

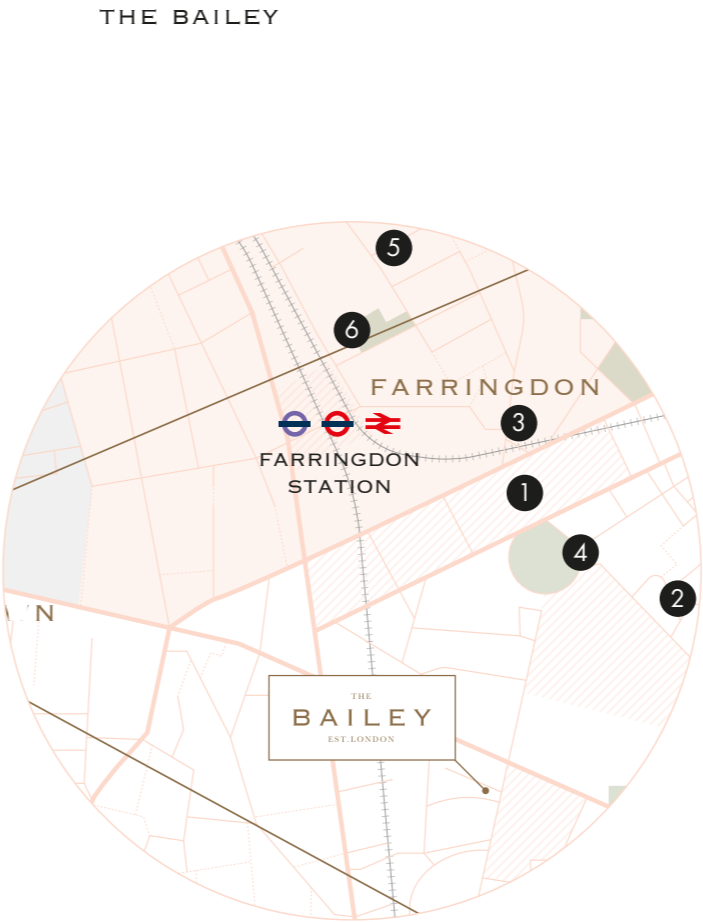
BLACKFRIARS

# FARRINGTON LIFESTYLE



## NEIGHBOURHOOD HOT SPOTS

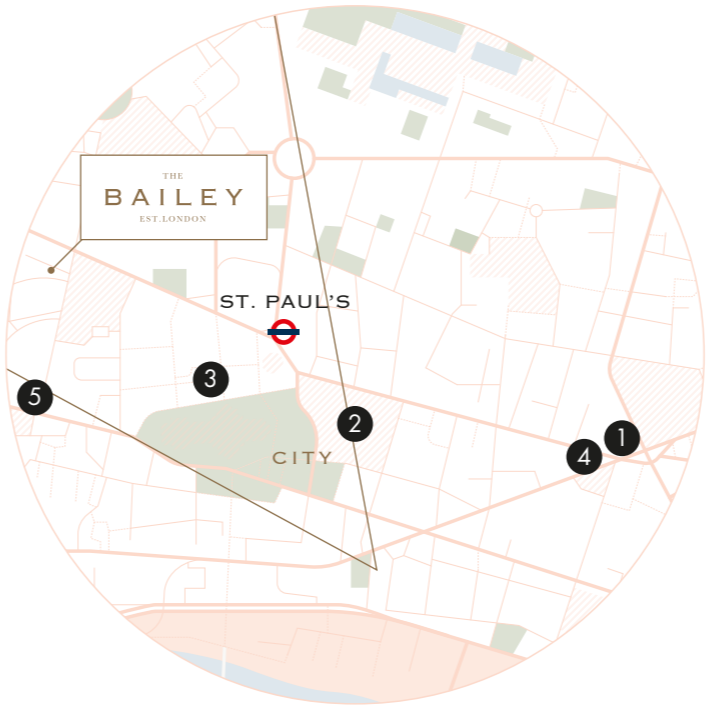
- 1. Smithfield Market
- 2. Lino
- 3. St John
- 4. Club Gascon
- 5. Modern Pantry
- 6. Iberica



# CITY LIFESTYLE

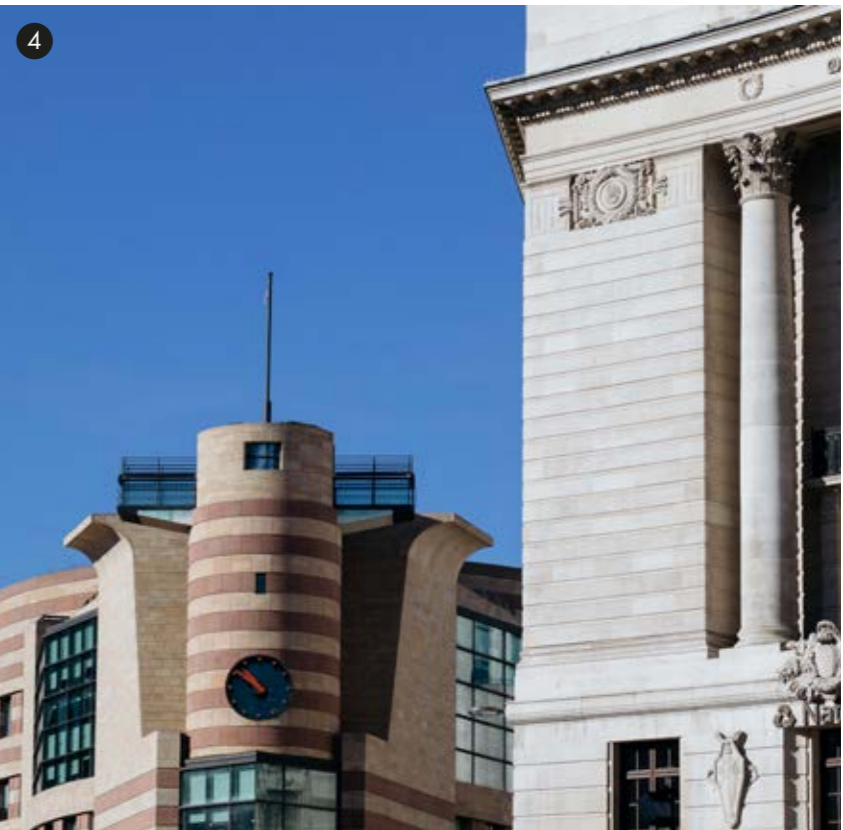


## THE BAILEY



### NEIGHBOURHOOD HOT SPOTS

- 1. The Ned
- 2. One New Change
- 3. Paternoster Chop House
- 4. Coq D'Argent
- 5. Cojean



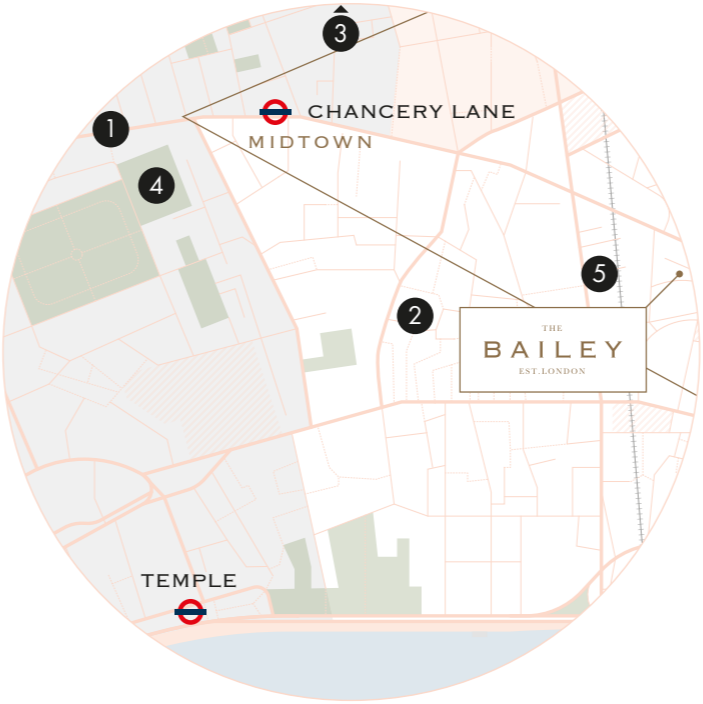
# MIDTOWN LIFESTYLE



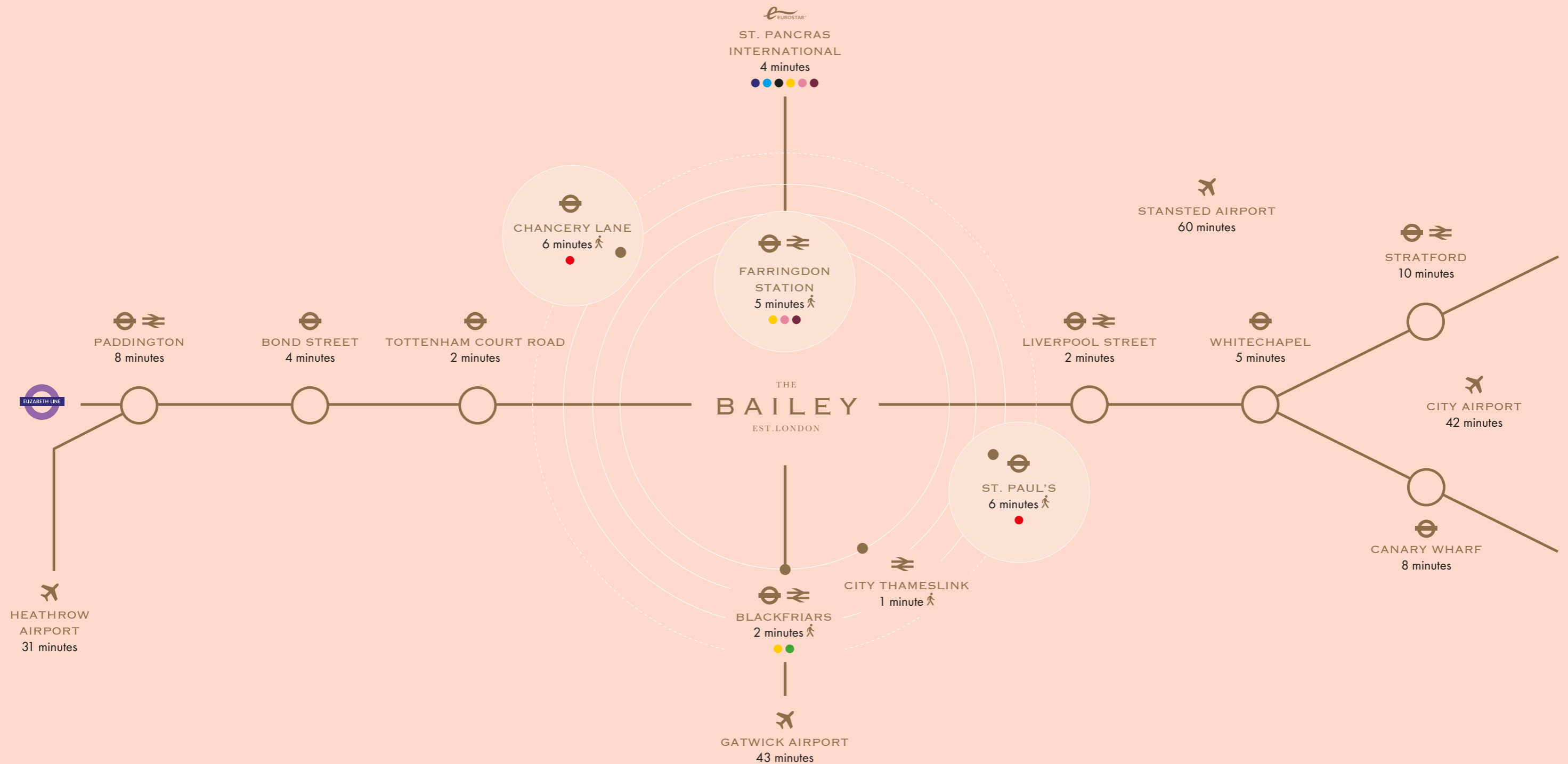
THE BAILEY

NEIGHBOURHOOD  
HOT SPOTS

- 1. Rosewood Hotel
- 2. New Street Square
- 3. Kin
- 4. Lincoln's Inn Fields
- 5. Little Fable



# TRANSPORT



Excellent transport links to London's international airports with over 500 direct worldwide flights.



Fast rail services to continental Europe are available from St Pancras International, which is 4 minutes from Farringdon Station via public transport.

THE BAILEY

# EXPLORE THE BUILDING



CLASSIC

CONTEMPORARY



Crafted in pale Portland Stone, this Edwardian Baroque facade features copper lintel details and stonework carvings.



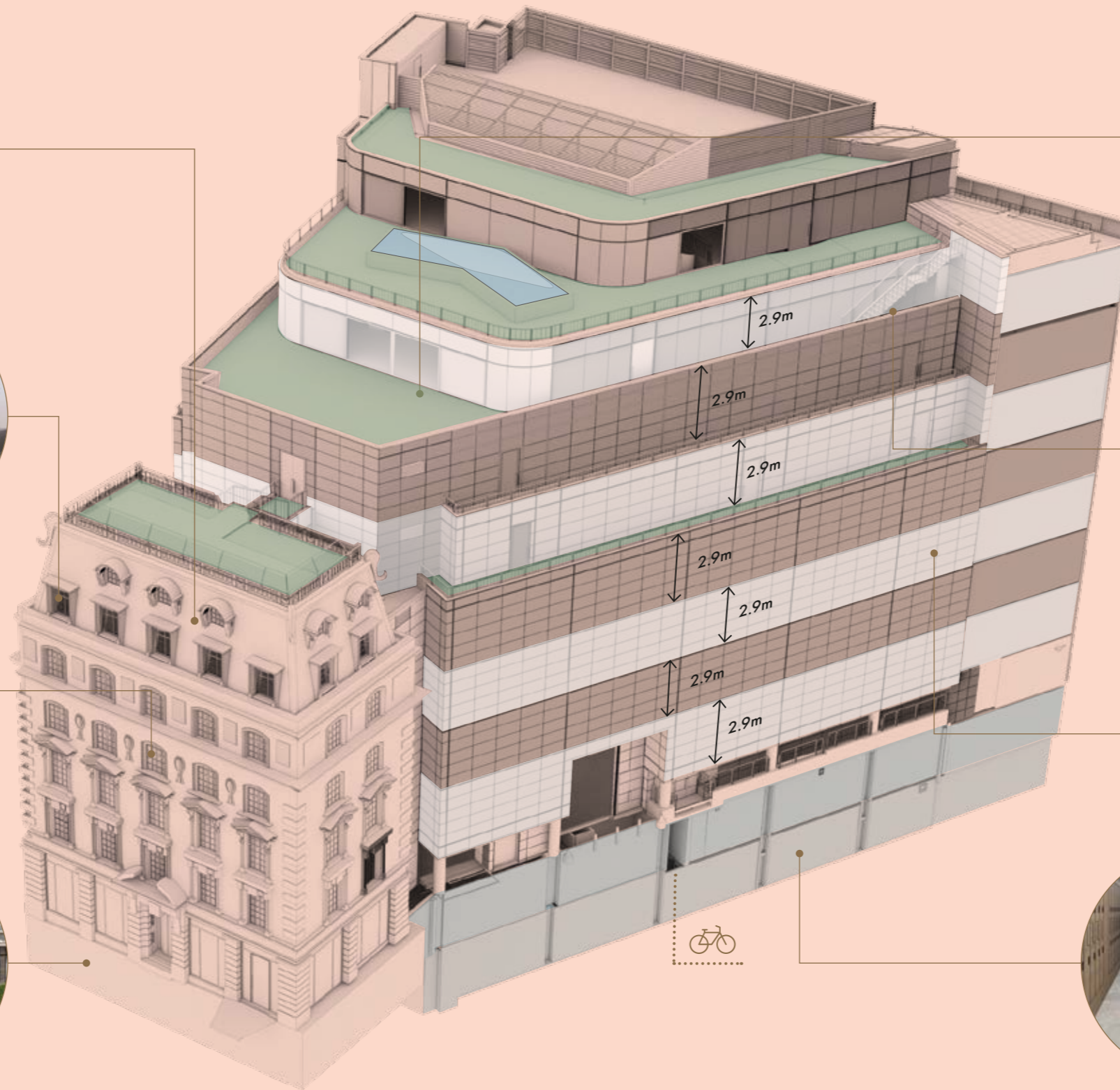
In the listed front, client meeting rooms and entertaining space will harness the views to the famous courts.



The crafted detail of the Parisian style facade.



A popular, light-filled streetscape crowns the entrance.



A new core opens up The Bailey to bring in two new floors and four new terraces.



New upper floors connect to the rest of the building with a feature spiral staircase.



Full floor-to-ceiling glazing offer exceptional views to the City.



A basement cycle store, showers and changing rooms plus loading bay are located at the northern elevation of the building, with lift lobby access and stairs.

THE BAILEY





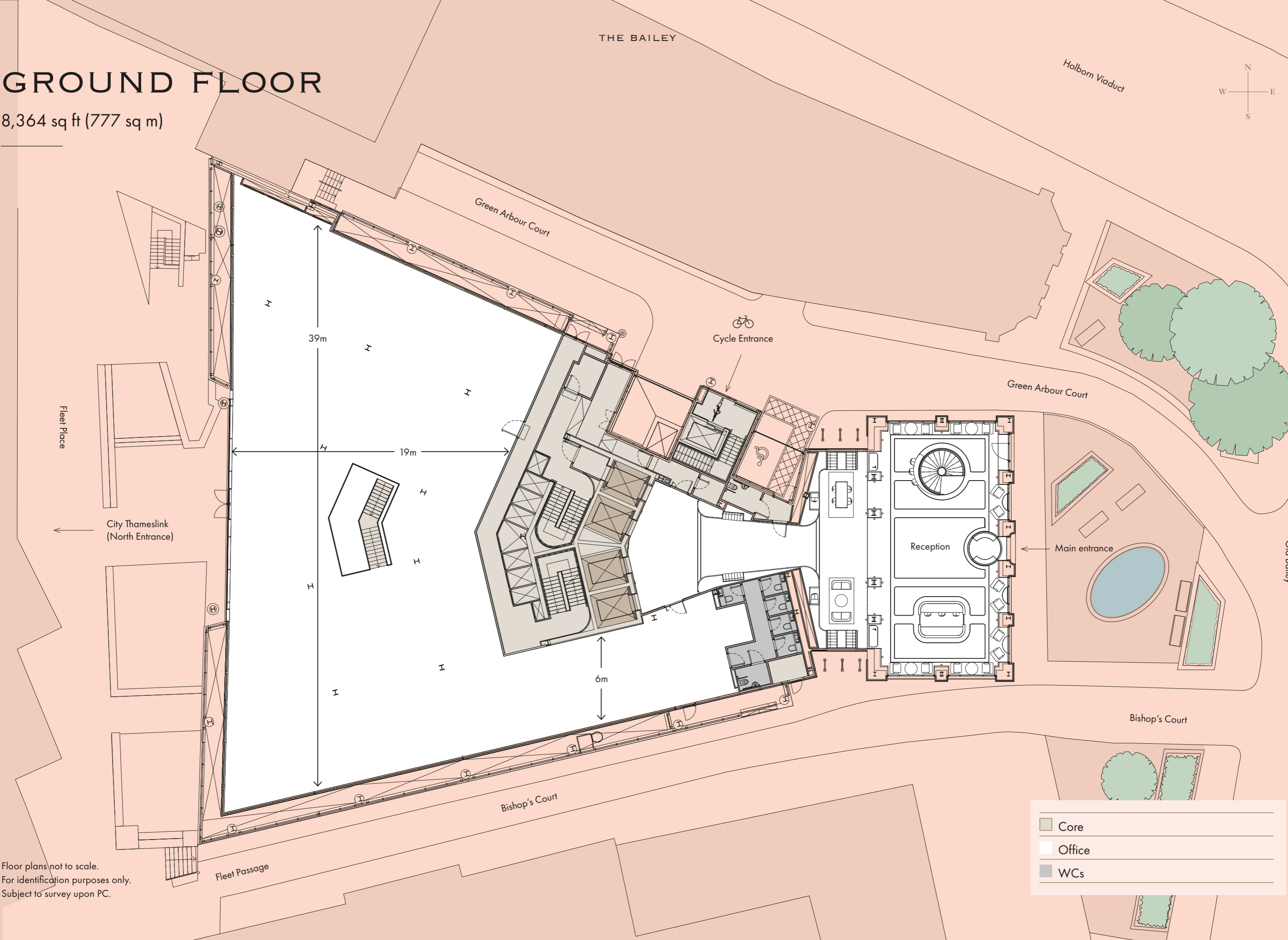
SCHEDULE OF AREAS

	AREA (SQ FT)	AREA (SQ M)	TERRACE (SQ FT)
EIGHTH FLOOR	5,479	509	2,670
SEVENTH FLOOR	9,042	840	1,711
SIXTH FLOOR	11,324	1,052	1,281
FIFTH FLOOR	13,336	1,239	732
FOURTH FLOOR	14,790	1,374	
THIRD FLOOR	14,800	1,375	
SECOND FLOOR	14,779	1,373	
FIRST FLOOR	12,744	1,184	
GROUND FLOOR	8,364	777	
LOWER GROUND FLOOR	9,591	891	
TOTAL	114,249	10,614	6,394

N/A measurements are preliminary and are to be verified post completion.

# GROUND FLOOR

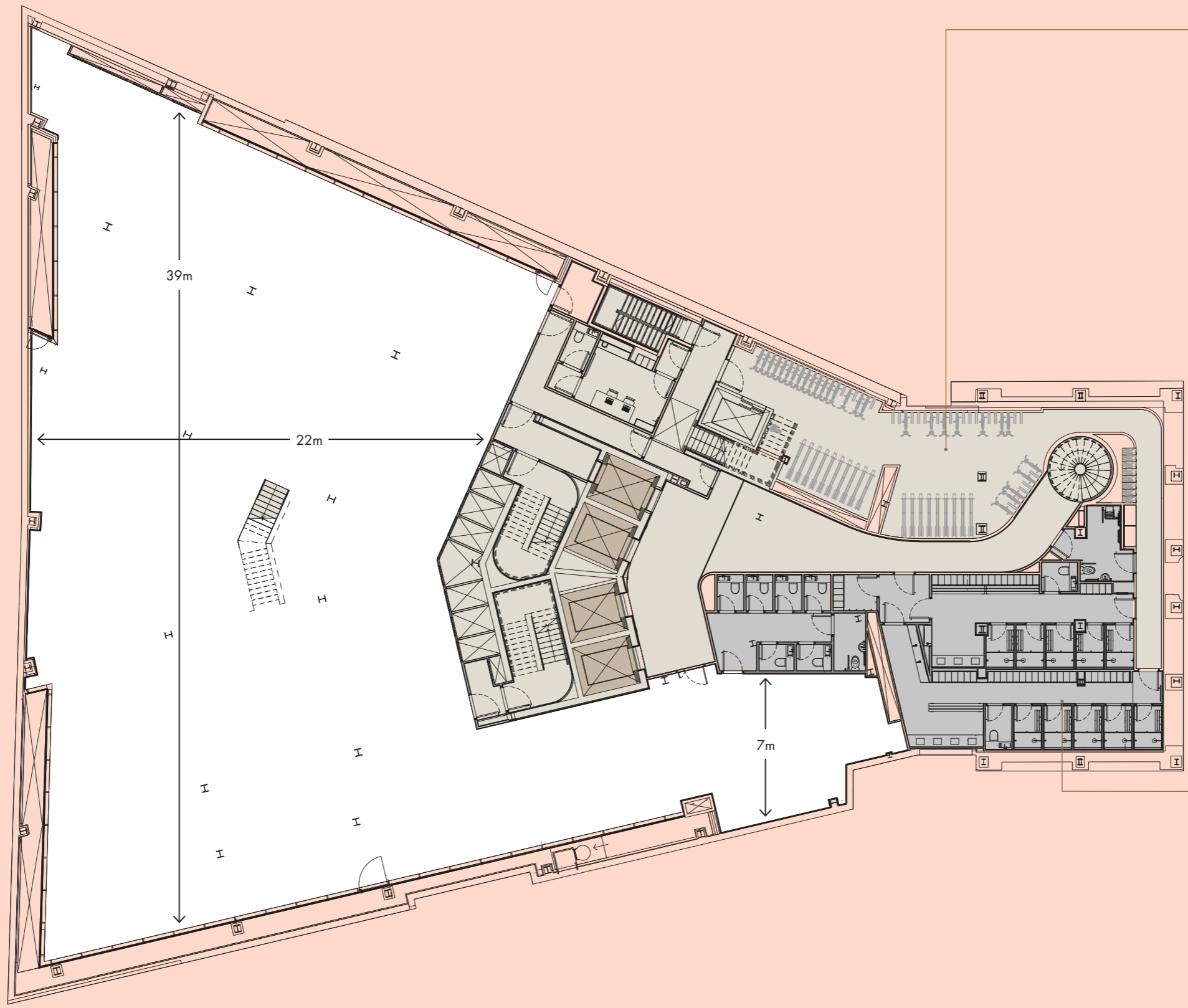
8,364 sq ft (777 sq m)



Floor plans not to scale.  
For identification purposes only.  
Subject to survey upon PC.

# LOWER GROUND FLOOR

9,591 sq ft (891 sq m)



## CYCLE STORAGE

124 cycle spaces and 100 lockers



## FACILITIES

Designated changing rooms with  
11 showers and 3 WCs  
Drying room

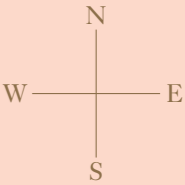
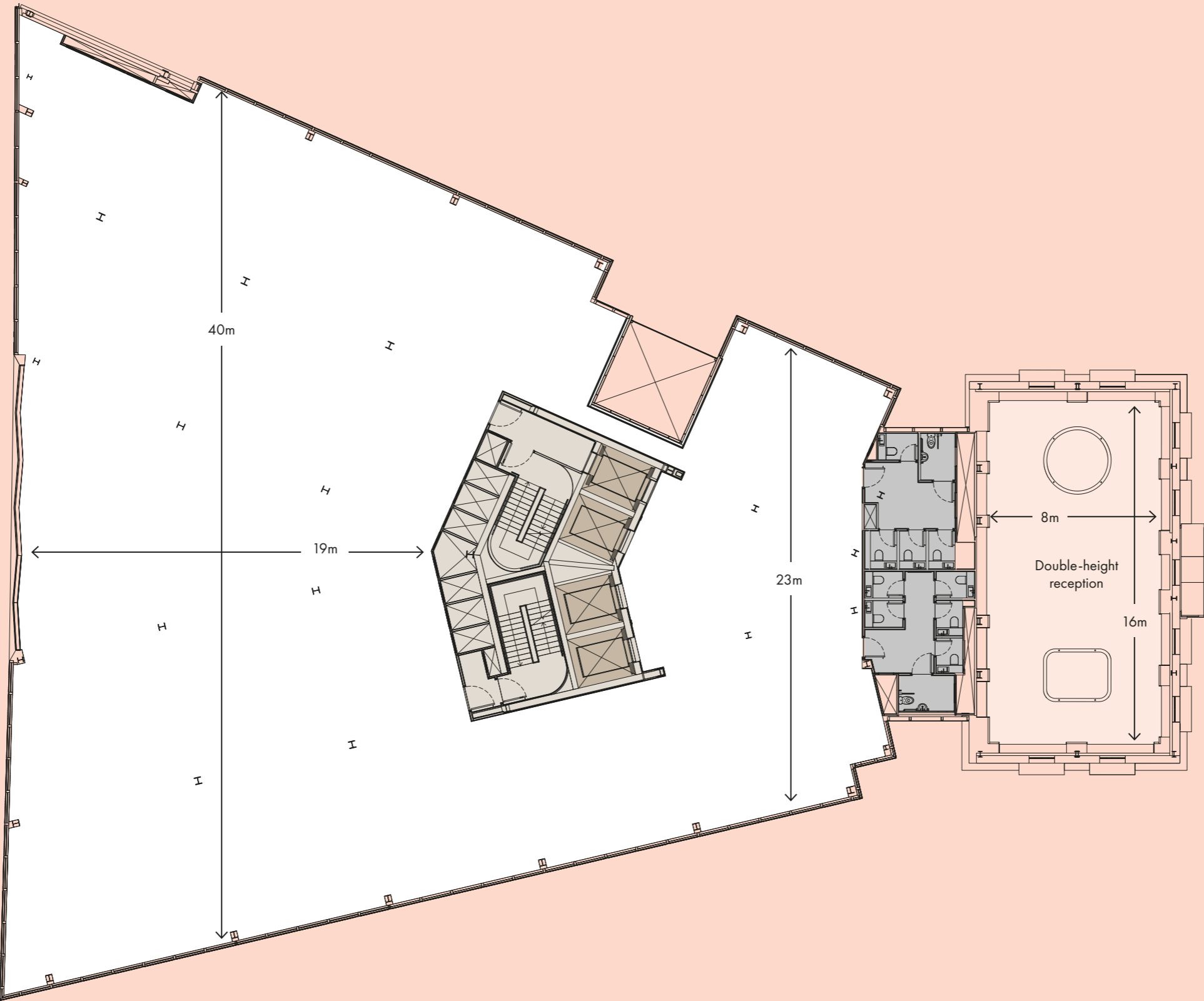
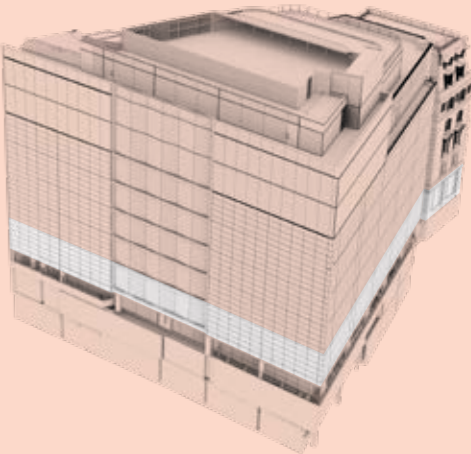
	Core
	Office
	WCs

Floor plans not to scale.  
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# FIRST FLOOR

12,744 sq ft (1,184 sq m)

KEY



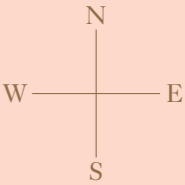
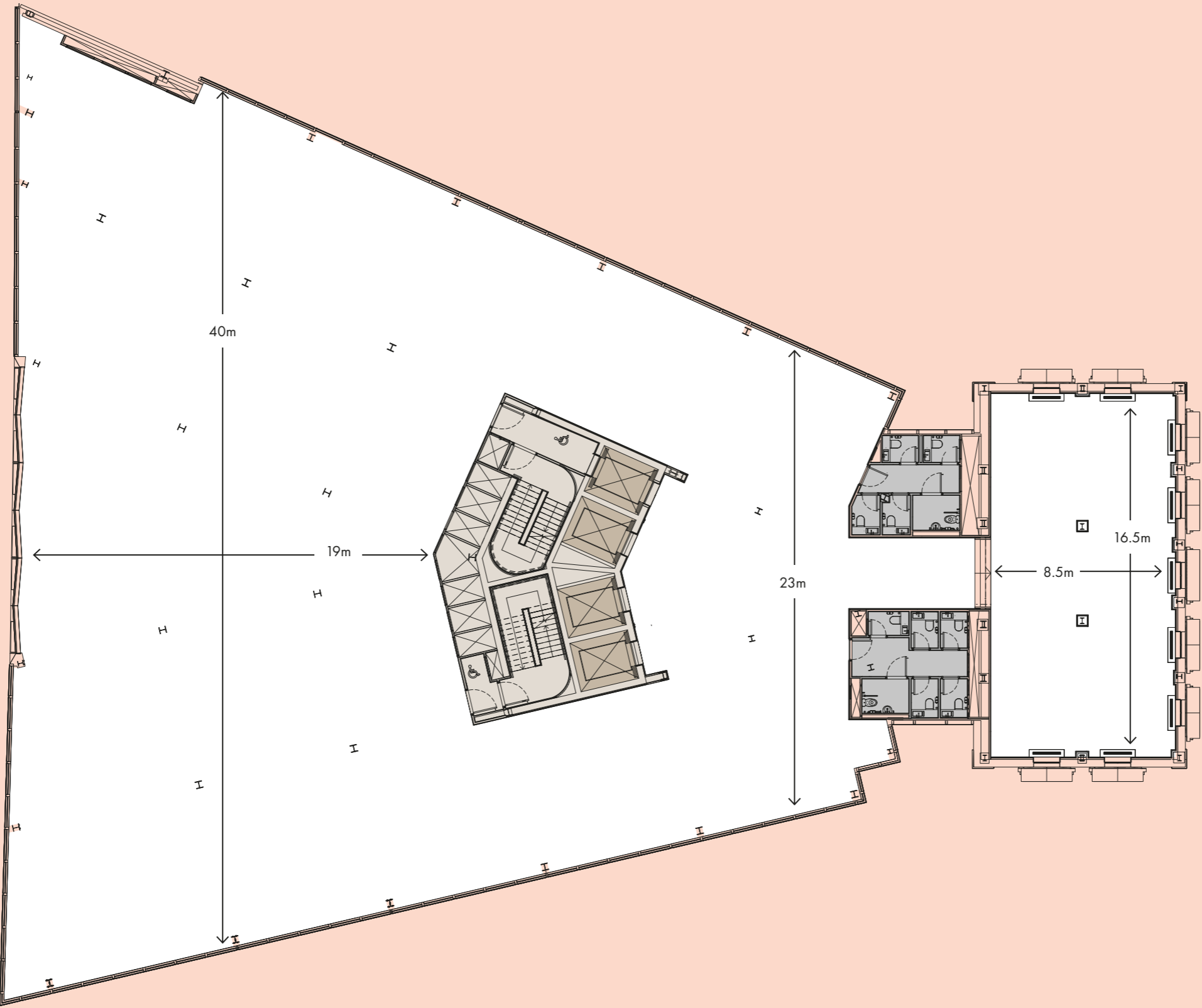
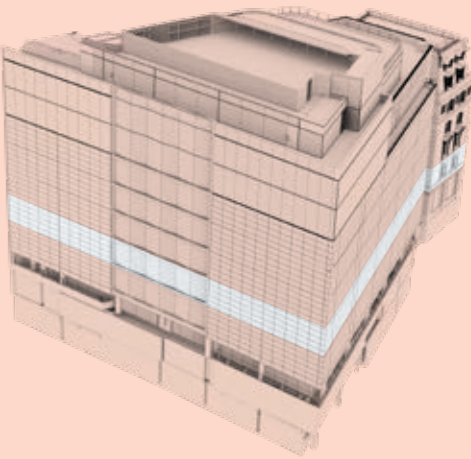
Floor plans not to scale.  
For identification purposes only.  
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- Core
- Office
- WCs

# SECOND FLOOR

14,779 sq ft (1,373 sq m)

KEY



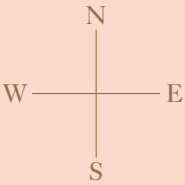
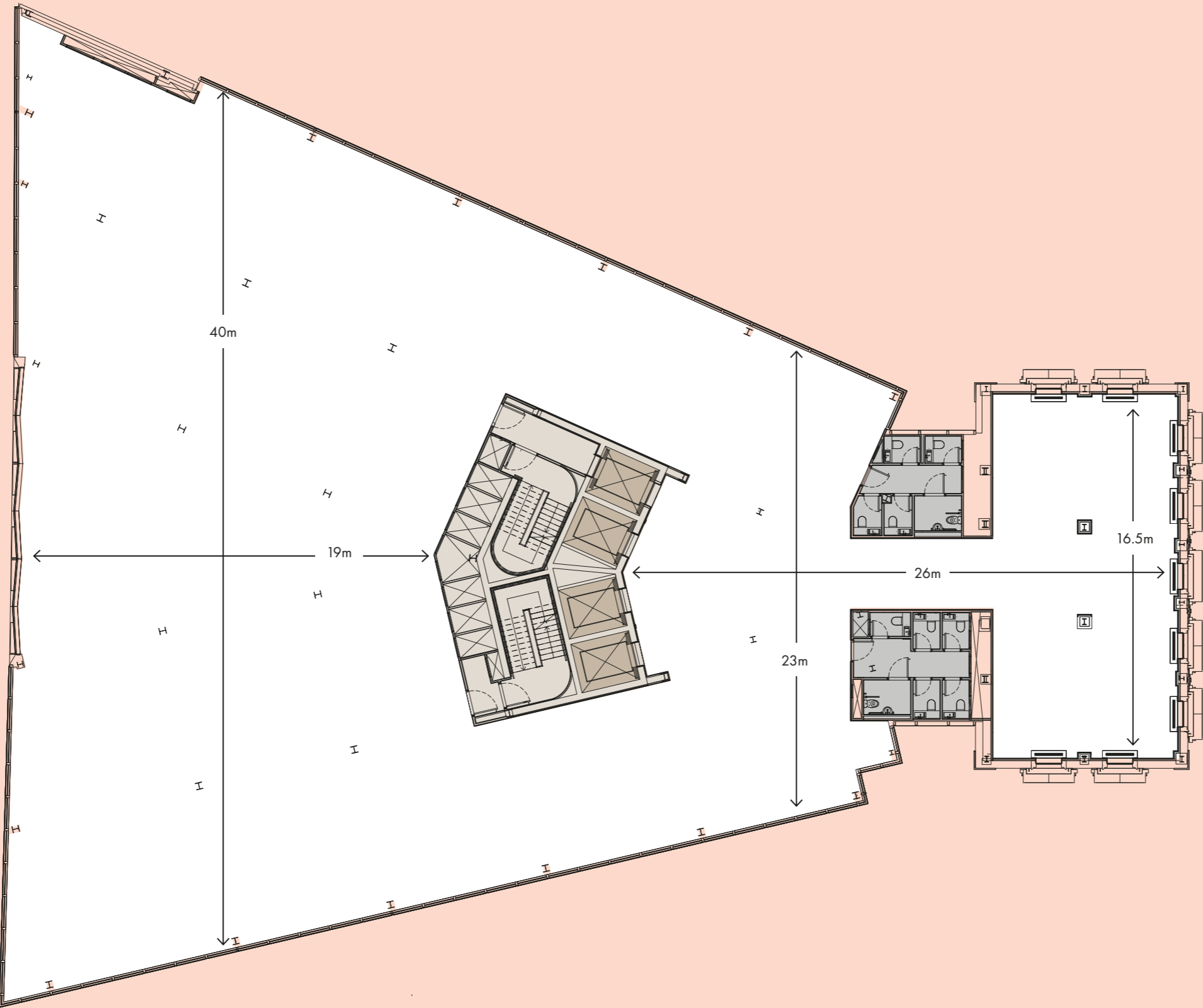
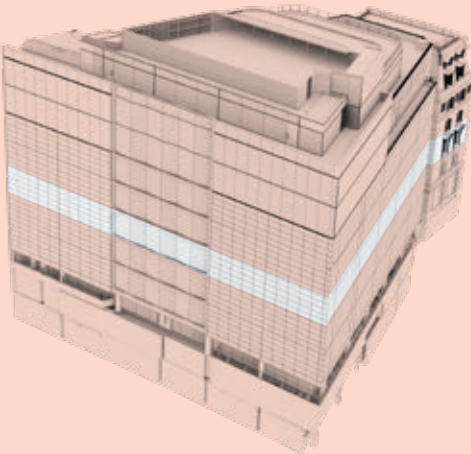
Floor plans not to scale.  
For identification purposes only.  
Subject to survey upon PC.

- Core
- Office
- WCs

# THIRD FLOOR

14,800 sq ft (1,375 sq m)

KEY



Floor plans not to scale.  
For identification purposes only.  
Subject to survey upon PC.

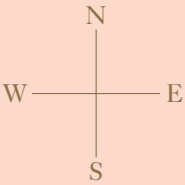
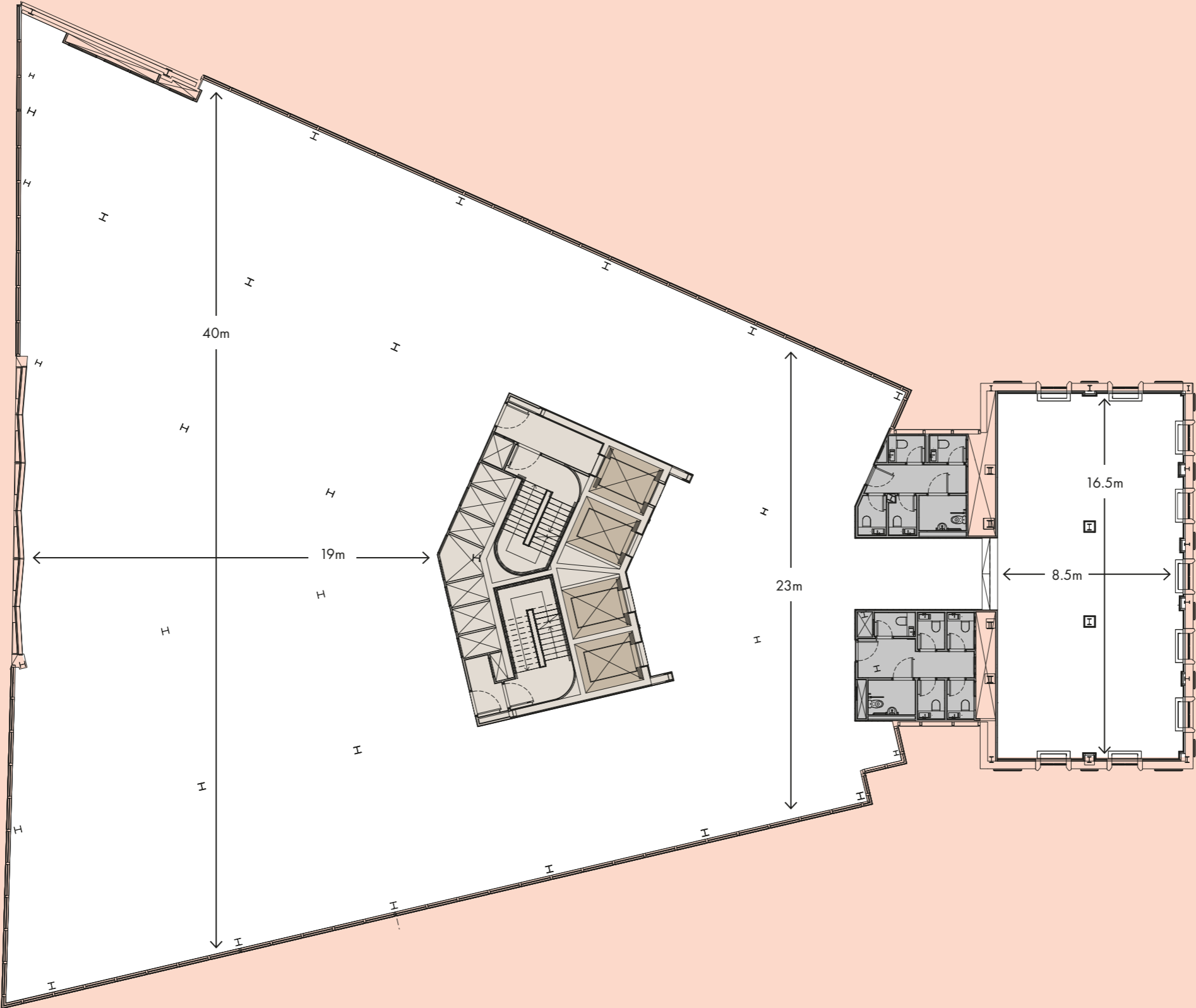
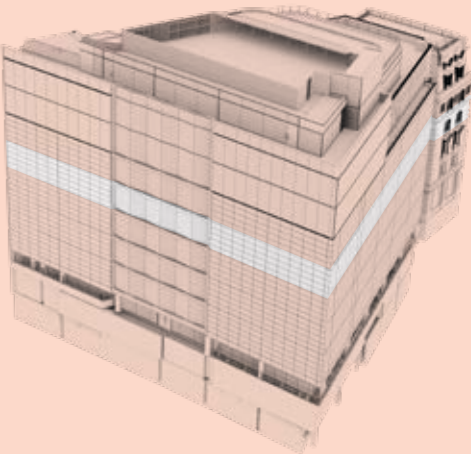
- Core
- Office
- WCs



# FOURTH FLOOR

14,790 sq ft (1,374 sq m)

KEY



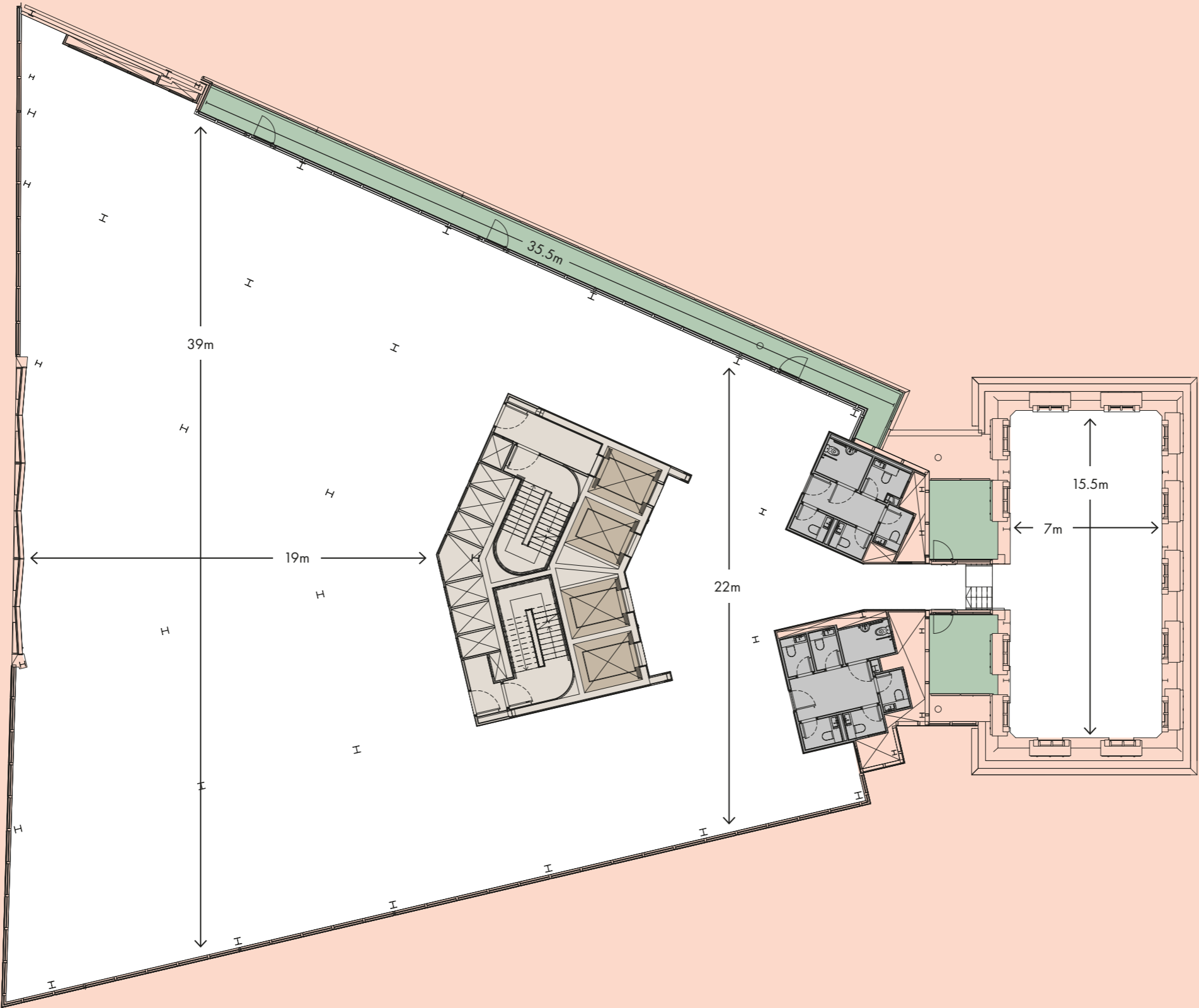
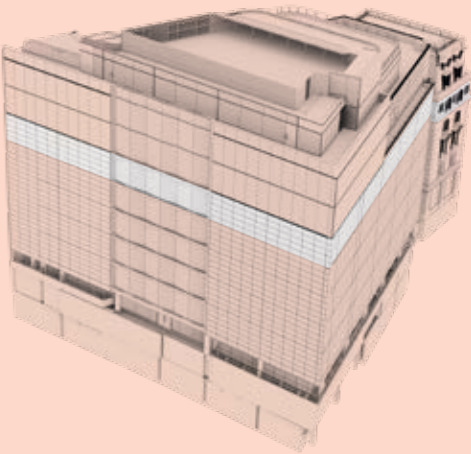
Floor plans not to scale.  
For identification purposes only.  
Subject to survey upon PC.

- Core
- Office
- WCs

# FIFTH FLOOR

13,336 sq ft (1,239 sq m)

KEY



Floor plans not to scale.  
For identification purposes only.  
Subject to survey upon PC.

- Core
- Office
- WCs
- Terrace

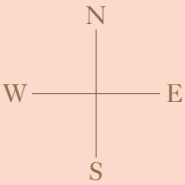
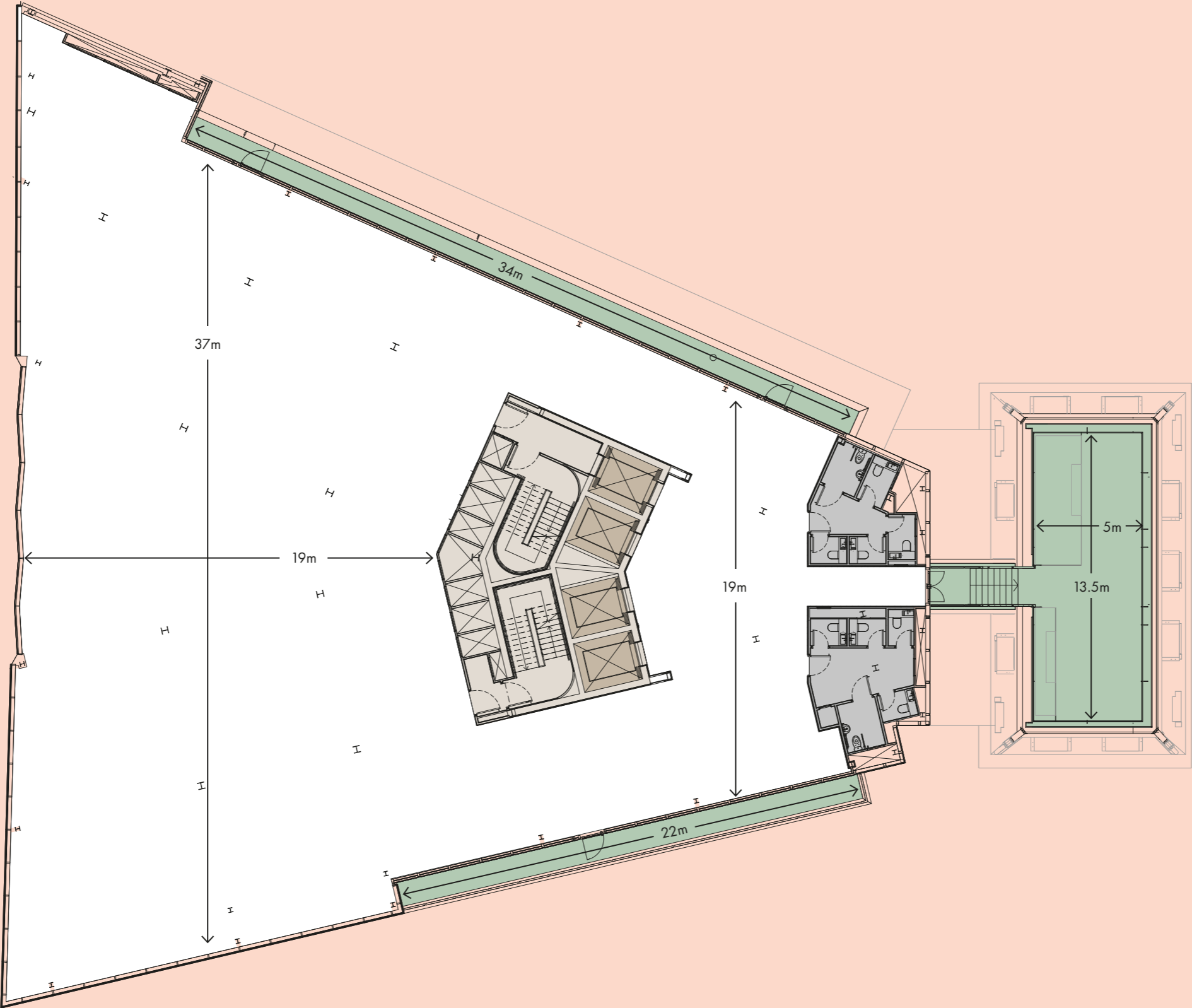
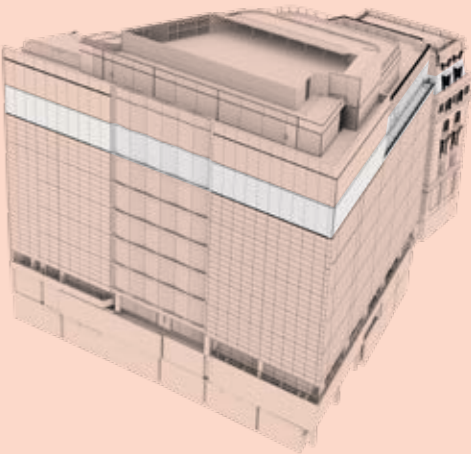




# SIXTH FLOOR

11,324 sq ft (1,052 sq m)

KEY



Floor plans not to scale.  
For identification purposes only.  
Subject to survey upon PC.

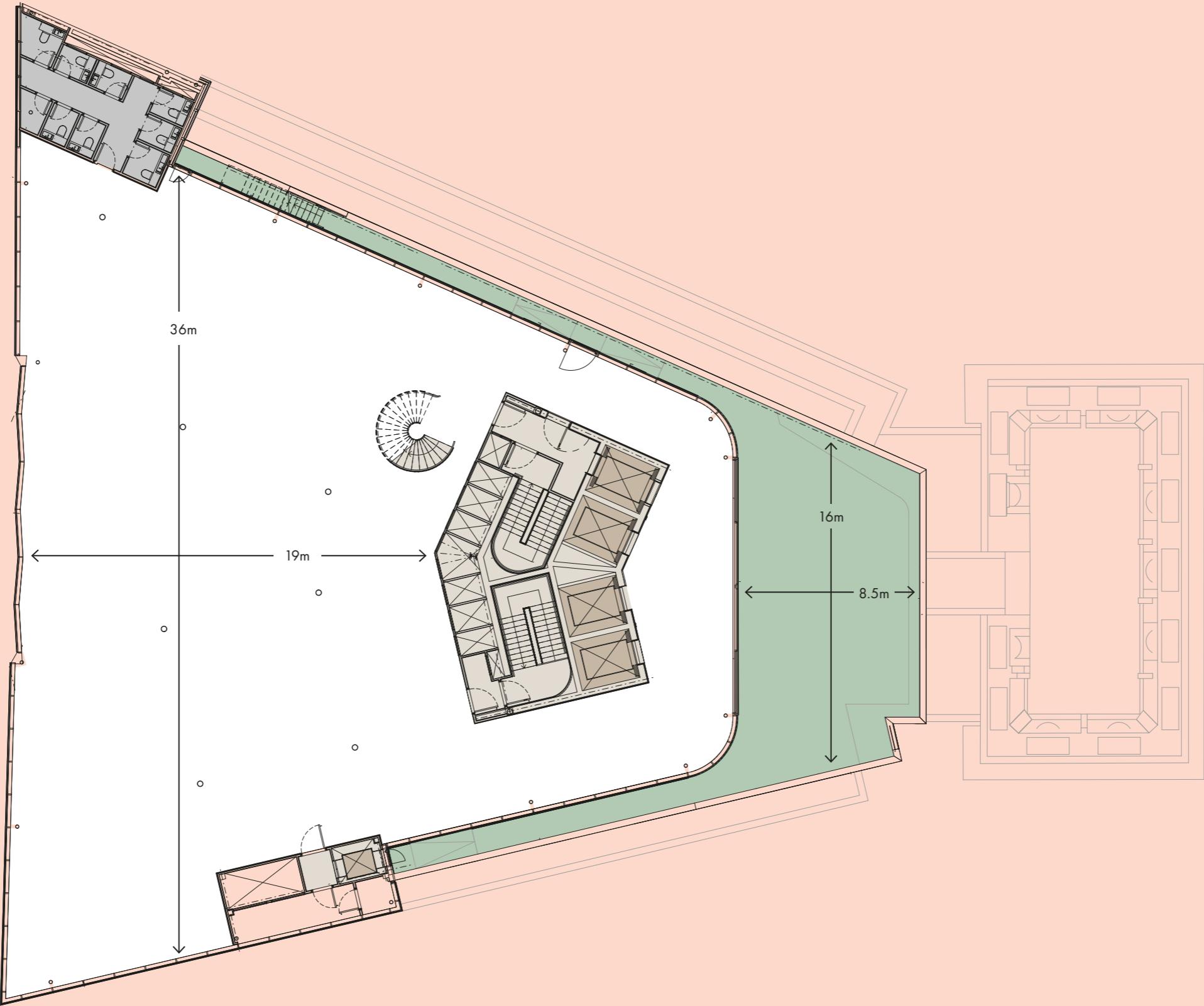
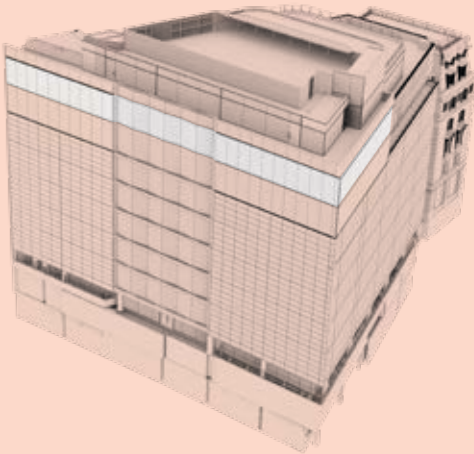
Core
Office
WCs
Terrace



# SEVENTH FLOOR

9,042 sq ft (840 sq m)

KEY



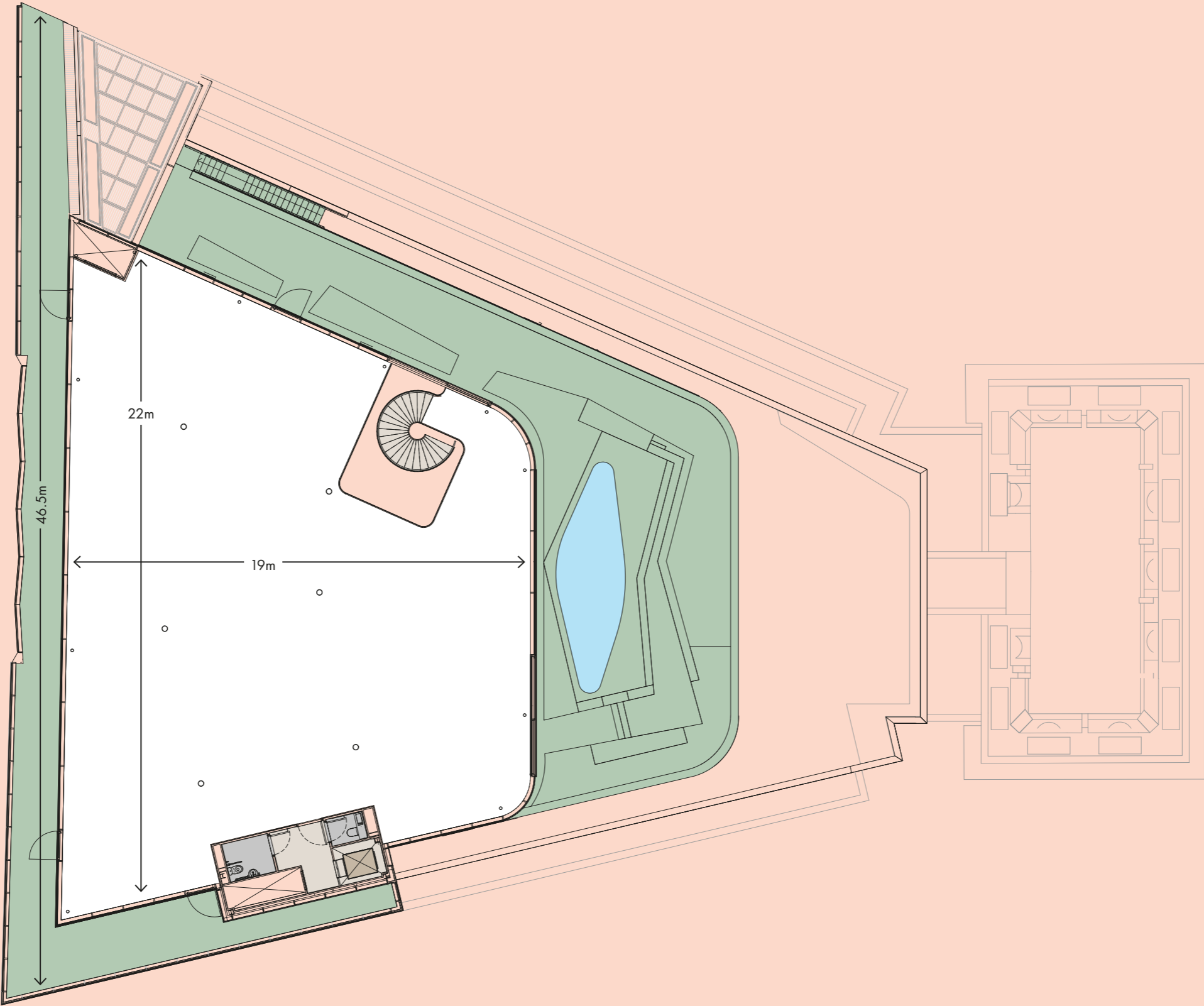
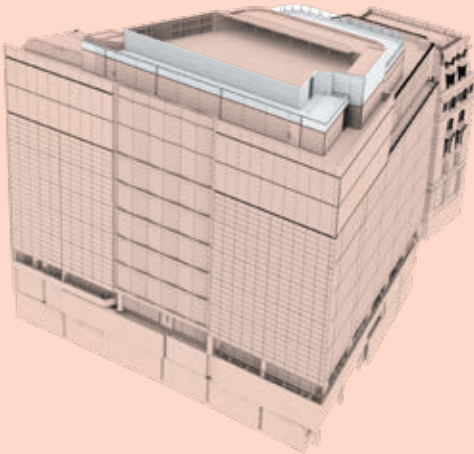
Floor plans not to scale.  
For identification purposes only.  
Subject to survey upon PC.

- Core
- Office
- WCs
- Terrace

# EIGHTH FLOOR

5,479 sq ft (509 sq m)

KEY



Floor plans not to scale.  
For identification purposes only.  
Subject to survey upon PC.

- Core
- Office
- WCs
- Terrace
- Water feature



A woman with long dark hair, wearing a white long-sleeved shirt and dark sunglasses, is sitting on a modern, light blue modular sofa. She is looking down at a black smartphone in her hands, which displays a grid of colorful app icons. The background is a dark, textured wall.

THE BAILEY

EXPLORE  
THE SPACE

# SPACE PLAN

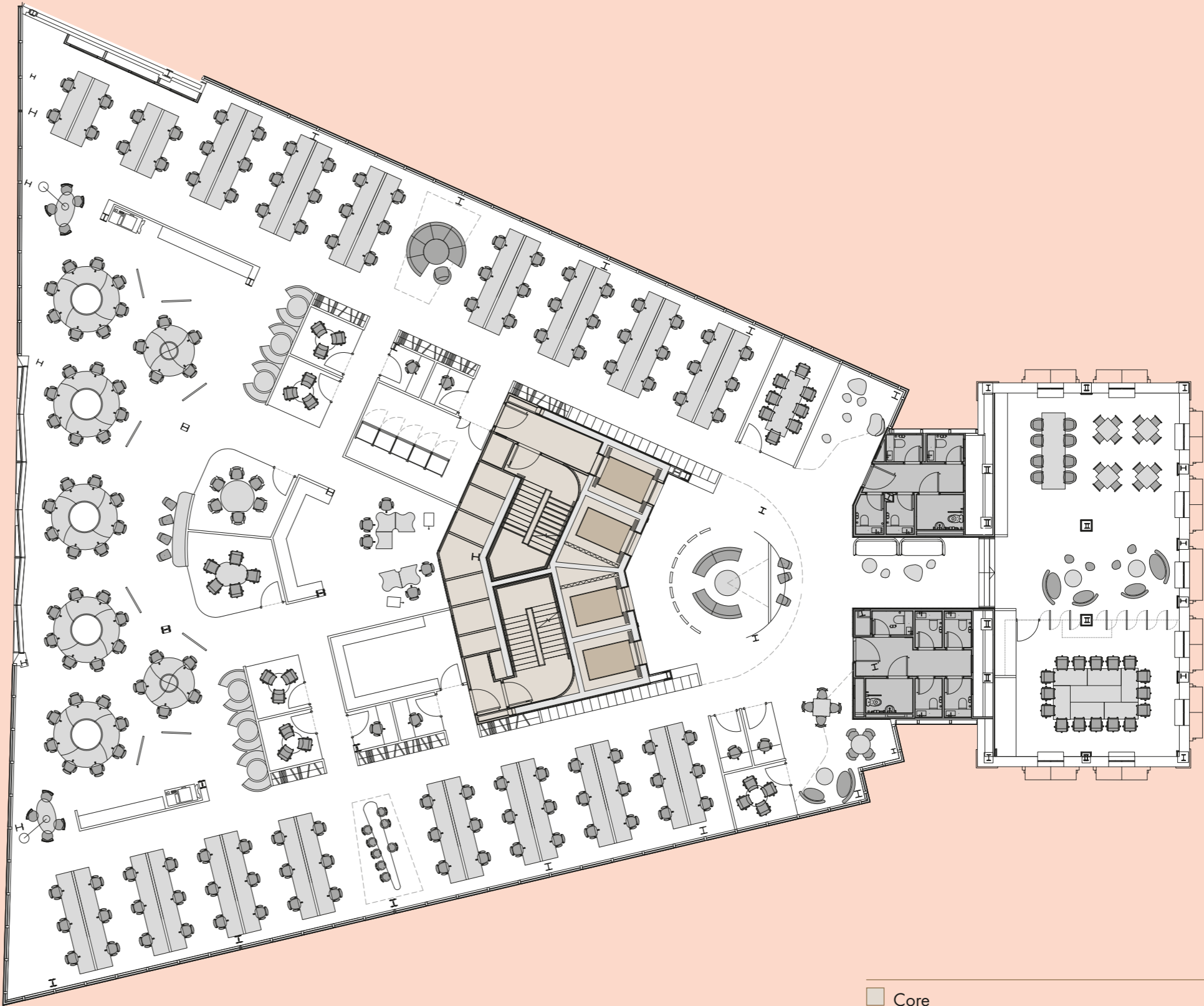
MEDIA (INDICATIVE LEVEL 5)

Density: 1:8  
Headcount: 168 people

HEADCOUNT		
OPEN PLAN WORKSTATIONS		148
AGILE WORK SETTING		20
TOTAL		168

MEETING ROOM	ROOM	SEATS
3 SEATER MEETING ROOM	4	12
4 SEATER MEETING ROOM	1	4
5 SEATER MEETING ROOM	1	5
6 SEATER MEETING ROOM	1	6
8 SEATER MEETING ROOM	1	8
16 SEATER MEETING ROOM	1	16
TOTAL	9	51

Space plans not to scale.  
For identification purposes only.  
Subject to survey upon PC.



- Core
- Office
- WCs

# SPACE PLAN

UK LEGAL (INDICATIVE LEVEL 5)

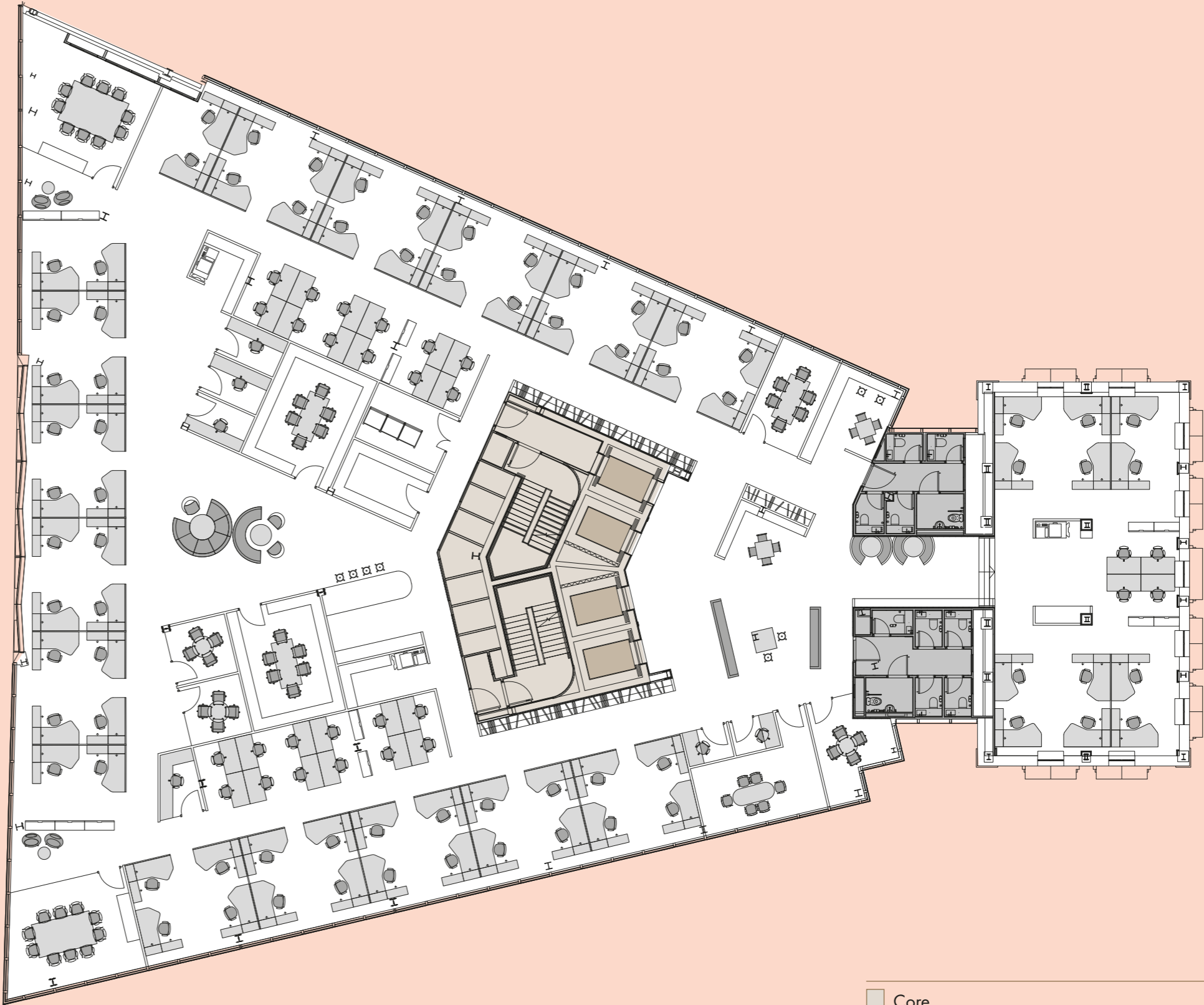
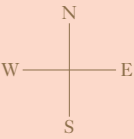
Density: 1:13

Headcount: 102 people

HEADCOUNT		
OPEN PLAN FEE EARNER		74
FEE EARNER WORKSTATIONS		74
ADMINISTRATIVE ASSISTANTS		20
PARA LEGAL POSITIONS		8
TOTAL		102

MEETING ROOM	ROOM	SEATS
4 SEATER MEETING ROOM	3	12
6 SEATER MEETING ROOM	1	6
10 SEATER MEETING ROOM	2	20
6 CASE ROOM	2	12
TOTAL	8	50

Space plans not to scale.  
For identification purposes only.  
Subject to survey upon PC.



- Core
- Office
- WCs

# SPACE PLAN

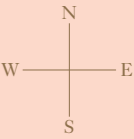
## FINANCIAL BOUTIQUE (INDICATIVE LEVEL 5)

Density: 1:8  
Headcount: 160 people

HEADCOUNT		
CELLULAR OFFICES	4	
PERSONAL ASSISTANTS	2	
OPEN PLAN WORKSTATIONS	154	
RECEPTIONISTS	2	
TOTAL	162	

MEETING ROOM	ROOM	SEATS
4 SEATER MEETING ROOM	1	4
6 SEATER MEETING ROOM	1	6
8 SEATER MEETING ROOM	3	24
12 SEATER MEETING ROOM	1	12
16 SEATER MEETING ROOM	1	16
TOTAL	7	62

Space plans not to scale.  
For identification purposes only.  
Subject to survey upon PC.



Core
Office
WCs

# SPACE PLAN

## CORPORATE (INDICATIVE LEVEL 5)

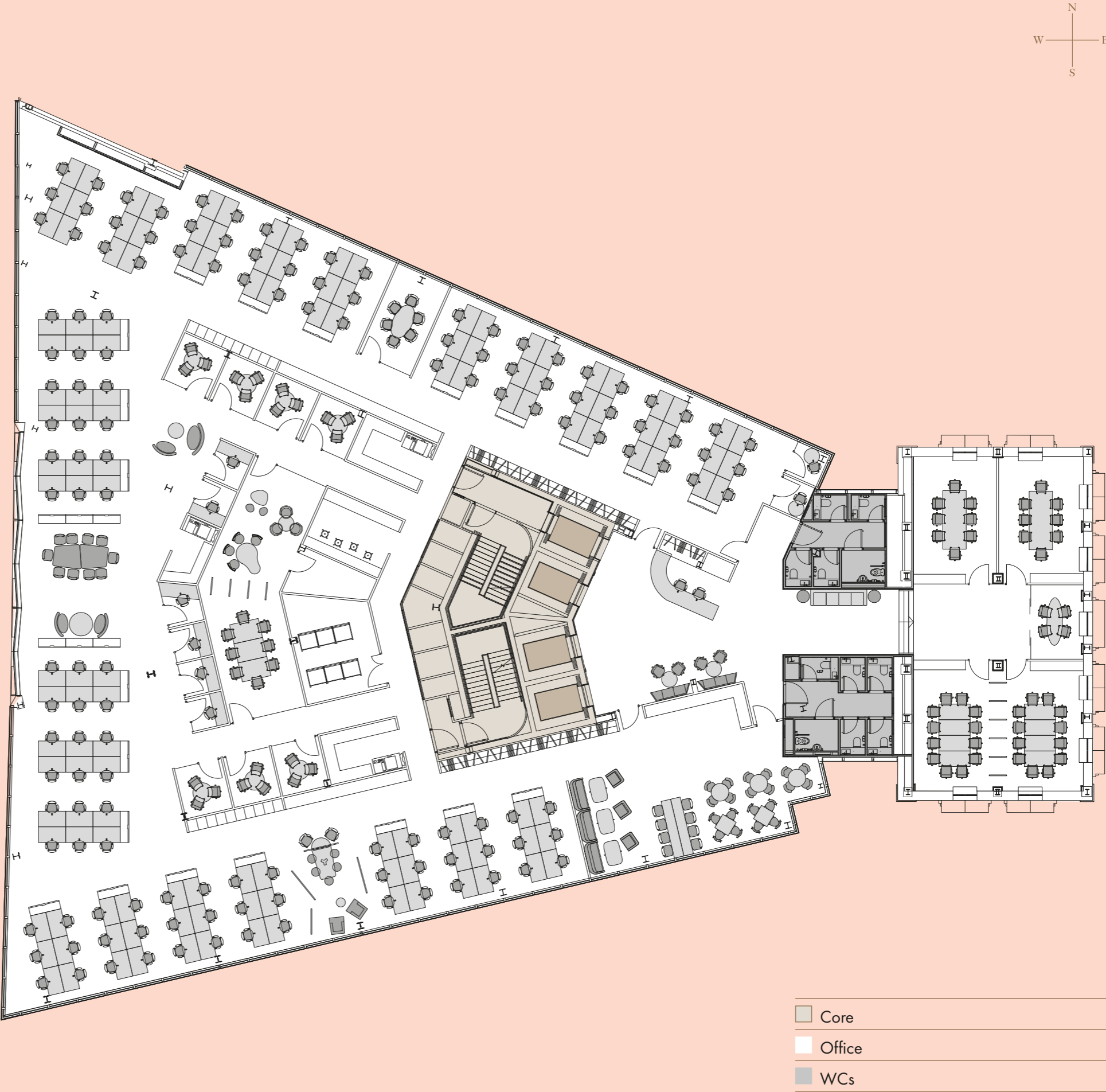
Density: 1:10

Headcount: 140 people

HEADCOUNT		
OPEN PLAN WORKSTATIONS	138	
RECEPTIONISTS	2	
TOTAL	140	

MEETING ROOM	ROOM	SEATS
3 SEATER MEETING ROOM	7	21
4 SEATER MEETING ROOM	1	4
6 SEATER MEETING ROOM	1	6
8 SEATER MEETING ROOM	2	16
8 MULTI FUNCTION ROOM	2	16
12 MULTI FUNCTION ROOM	2	24
TOTAL	15	87

Space plans not to scale.  
For identification purposes only.  
Subject to survey upon PC.



# SPACE PLAN

## EXECUTIVE LEVEL 7

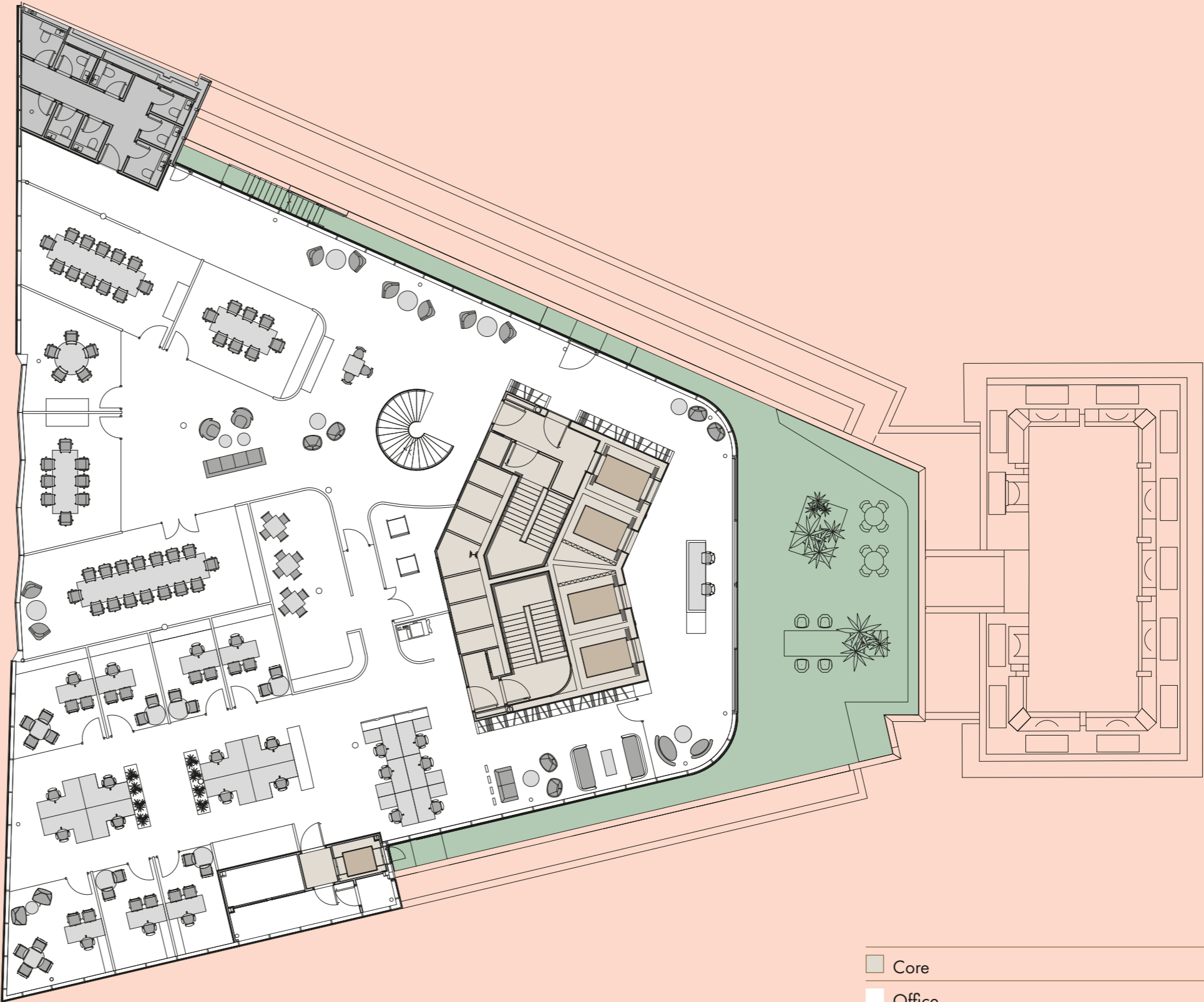
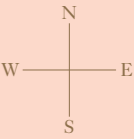
Density: 1:53

Headcount: 23 people

HEADCOUNT		
SINGLE OFFICE		7
OPEN PLAN WORKSTATIONS		14
RECEPTIONISTS		2
TOTAL		23

MEETING ROOM	ROOM	SEATS
5 SEATER MEETING ROOM	1	5
8 SEATER MEETING ROOM	2	16
12 SEATER MEETING ROOM	1	12
16 SEATER MEETING ROOM	1	16
TOTAL	5	49

Space plans not to scale.  
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Core
Office
WCs
Terrace

# SPACE PLAN

## EXECUTIVE LEVEL 8

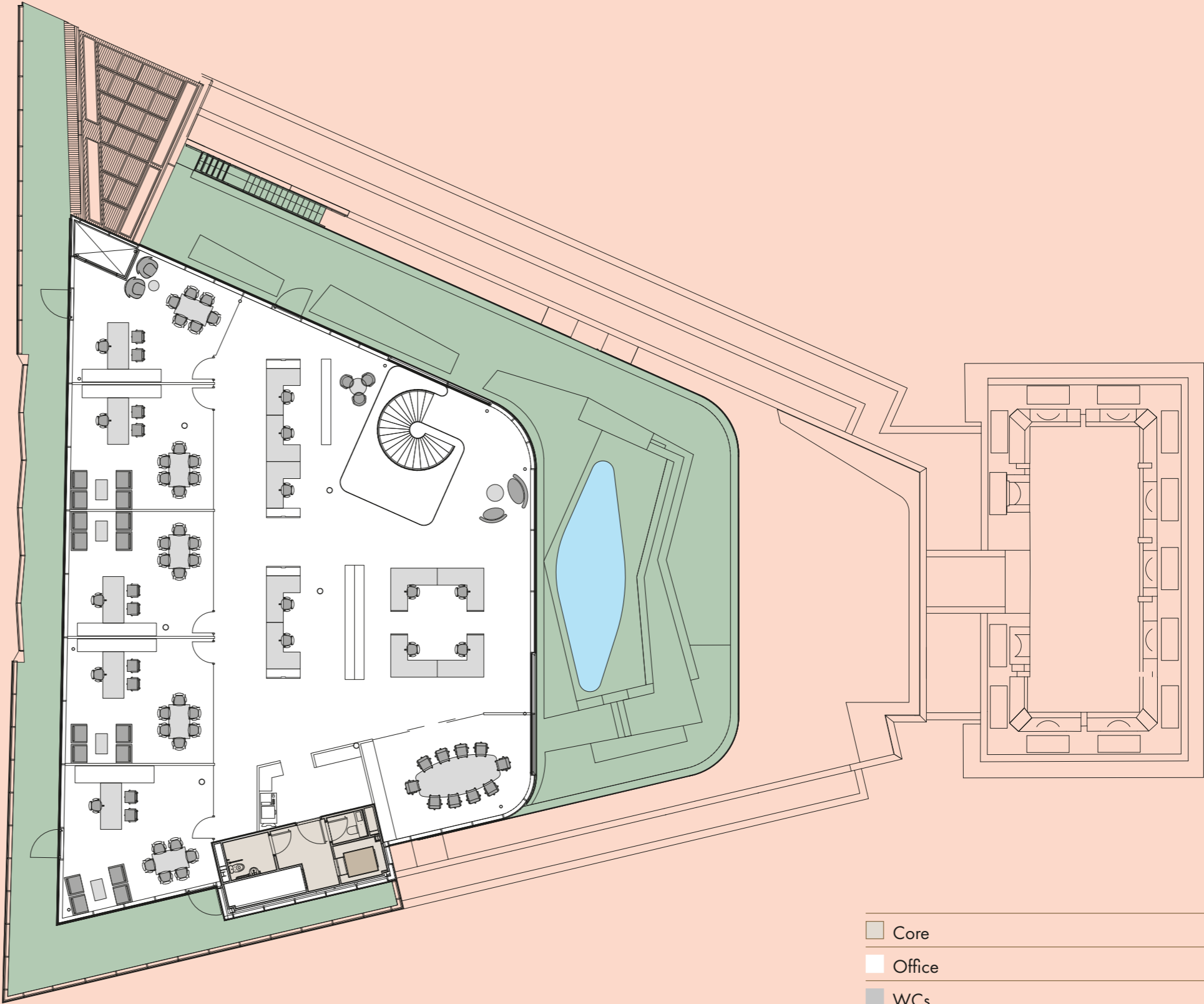
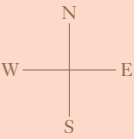
Density: 1:36

Headcount: 14 people

HEADCOUNT		
SINGLE OFFICE		5
EXECUTIVE ASSISTANTS		4
PERSONAL ASSISTANTS		5
TOTAL		14

MEETING ROOM	ROOM	SEATS
10 SEATER MEETING ROOM	1	10
TOTAL	1	10

Space plans not to scale.  
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Subject to survey upon PC.



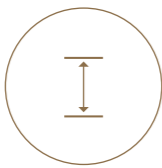
Core
Office
WCs
Terrace
Water feature



# SPECIFICATION



OCCUPANCY  
DENSITY 1 PERSON  
PER 8 SQ M



FLOOR-TO-CEILING  
HEIGHT 2.9M  
(TYPICAL)



RAISED FLOORS  
NOTIONALLY 150MM  
OVERALL



FOUR 17 PERSON  
PASSENGER LIFTS



LED LIGHTING  
THROUGHOUT



FOUR PIPE FAN COIL  
UNIT SYSTEM



124 CYCLE SPACES,  
100 LOCKERS AND  
DEDICATED LIFT



11 SHOWERS



TARGET RATING OF  
PLATINUM



TARGET RATING  
OF 'EXCELLENT'  
THROUGHOUT

DESIGN OCCUPANCY LEVELS

- Offices designed to a workplace density of 1 person per 8 sq m of Net Internal Area
- Means of escape at 1 person per 6 sq m of Net Internal Area

WC PROVISION

- WC provision at 1 person per 8 sq m; 100% unisex toilet with 80% utilisation

FLOOR-TO-CEILING HEIGHT

- Lower Ground to floor 6: 2.9m typical, 2.7m in part
- Floors 7 and 8: 2.8m
- Listed Building: Generally 2.55m
- Reception: 6.4m

RAISED FLOOR

- Lower Ground to floor 6 inclusive: Notionally 150mm Overall
- Floor 7: Variable zone
- Floor 8: 100mm overall
- Listed Building: 100mm overall

SUSPENDED CEILING

- Combination of solid plasterboard ceiling, metal rafts and exposed services provide visual interest, maximise ceiling heights and provide flexibility for tenant fit out

LIGHTING

- LED lighting throughout

FLOOR LOADINGS

- Live load allowance of 3.0kN/sq m plus 1.0kN/m<sup>2</sup> for demountable partitions to the refurbished office
- Provisional confirmation 1.5-2.0kN/sq m is achievable to the Britannia house office subject to further tests

STRUCTURAL GRID

- Planning Grid: Set by the geometry of the existing building, generally 7.5m x 7.5m

TERRACES

- Accessible terraces on floors 5th, 6th, 7th and 8th floor; total area approx. 594 sq m / 6,394 sq ft

VERTICAL TRANSPORTATION

- Four 17 person passenger lifts operating at 1.6m/s serving Lower Ground to floor 7 of which one is a triple-use passenger, goods and fire fighting lift
- One 6 person evacuation lift exclusively serving floors 7 and 8
- One 15 person cycle lift

MECHANICAL SERVICES

- Four pipe fan coil unit system to provide Cat A cooling loads as follows:
  - Lighting: 8w/sq m
  - Power: 25w/sq m
- Roof space available for supplementary tenant plant

ELECTRICAL SERVICES

- Lighting: 12W/sq m
- Small power: 25W/sq m + 10W/sq m = 35W/sq m

ELECTRICAL RESILIENCE

- 440kVA landlord's life safety generator
- Allowance for tenant's generator at Lower Ground floor
- Two package substations providing 1750kVA electrical service to the building

FACILITIES

- 100 cycle spaces, 24 Brompton spaces and 100 lockers
- Designated changing rooms with 11 showers (five male, five female and one accessible) and 3 WCs (two unisex and one accessible)
- Dedicated cycle lift and staircase from Green Arbor Court
- Drying room
- Feature stairwell connecting reception and lower ground floor
- 1 blue badge car parking space

INTERNAL DESIGN TEMPERATURES

- Summer: 22°C +/- 1.5°C
- Winter: 22°C +/- 1.5°C

FRESH AIR VENTILATION RATES

- 16 litres/second/person based on a design occupancy ratio of 1:10 sq m
- 8 air volume changes per hour in WCs

SUSTAINABILITY

- Target BREEAM rating of 'Excellent' throughout
- Target WiredScore Rating of Platinum

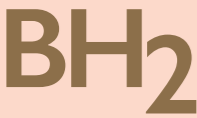
ARCHITECTS

- Designed by Orms



DELIVERY Q1 2021

THE-BAILEY.COM



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A DEVELOPMENT BY



MISREPRESENTATION ACT

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